

AGENDA FOR THE PLAN COMMISSION

Members noticed must notify the person who prepared agenda (see below) at least 24 hours before the meeting as to whether they will not be able to attend this meeting.

Date and Time: Tuesday, June 21, 2022, – **5:15 PM**

Location: Council Chambers, Municipal Building, 101 South Blvd., Baraboo, Wisconsin

Member Notices: R. Nelson, P. Wedekind, R. Franzen, J. O'Neill, T. Kolb, B. Hartup, and M. Boeggner.

Others Noticed: T. Pinion, C. Bradley, J. Ostrander, M. Krautkramer, Cliff Bobholz, Annie Mallon, Terry Turnquist, Jake Buswell, Todd Page, Library, and Media.

PETITIONERS OR REPRESENTATIVES MUST BE PRESENT OR SUBJECT WILL NOT BE HEARD BY THE COMMISSION!

1. Call to Order

- a. Note compliance with the Open Meeting Law.
- b. Roll Call
- c. Approve agenda.
- d. Approve May 17, 2022 meeting minutes.

2. Public Invited to Speak (Any citizen has the right to speak on any item of business that is on the agenda for Commission action if recognized by the presiding officer.)

3. Public Hearings

- a. Public Hearing regarding the proposed amendment of boundaries and project plans for Tax Incremental District No. 8 (See the Public Hearing Notice which was published on June 14, 2022).
- b. Public Hearing regarding the proposed amendment of boundaries and project plans for Tax Incremental District No. 11 (See the Public Hearing Notice which was published on June 14, 2022).

4. New Business

- a. Consideration and possible action on “Resolution Designating Proposed Amended Boundaries and Approving a Project Plan Amendment for Tax Incremental District No. 8, City of Baraboo, Wisconsin”.
- b. Consideration and possible action on “Resolution Designating Proposed Amended Boundaries and Approving a Project Plan Amendment for Tax Incremental District No. 11, City of Baraboo, Wisconsin”.
- c. Review Zoning Code regulations for Short-Term Rentals relative to allowable occupancy and qualifications for Property Managers.
- d. Review and recommend amending the 2008 Cooperative Plan and Boundary Agreement between the City of Baraboo and the Town of Greenfield to rescind Section VI of said Agreement.

- e. Review a General Development Plan/Specific Implementation Plan in accordance with Steps 3 and 4 of the Planned Development process for Devil's Lake Townhomes, LLC for a three-building, 29-unit townhouse development project on Lots 1, 2 and 3 of CSM No. 7161, located on the west side of Lake Street between Well No. 7 and Lot 1 of Springbrook Hills subdivision.

5. **Adjournment**

Rob Nelson, Mayor

Agenda prepared by Kris Denzer, 355-2730, Ext. 7309

Agenda Posted by Kris Denzer on June 17, 2022

PLEASE TAKE NOTICE, that any person who has a qualifying as defined by the Americans with Disabilities Act that requires the meeting or materials at the meeting to be in an accessible location or format, should contact the Municipal Clerk, 101 south Blvd., or phone 355-2700, during regular business hours at least 48 hours before the meeting so that reasonable arrangements can be made to accommodate each request.

FOR INFORMATION ONLY, NOT A NOTICE TO PUBLISH.

Minutes of Plan Commission Meeting May 17, 2022

Call to Order – Mayor Nelson called the meeting of the Commission to order at 5:15 PM.

Roll Call – Present were Mayor Nelson, Phil Wedekind, Roy Franzen, Jim O’Neill, Tom Kolb, Barry Hartup, and Matthew Boeggner.

Also in attendance were Tom Pinion, Mikka Roessler, Al, Stacy LaMarche, Mark Hamden-Krause, Flambeau Guy on 2nd St., Brent Bellini, Jessica & Tm Horn, Linda Statz, Jake Buswell, and Ted & Lisa Rogers.

Call to Order

- a. Note compliance with the Open Meeting Law. Mayor Nelson noted compliance with the Open Meeting Law.
- b. Agenda Approval: It was moved by Kolb, seconded by Wedekind to approve the agenda as posted. Motion carried unanimously.
- c. Minutes Approval: It was moved by Wedekind, seconded by Franzen to approve the minutes of the April 19, 2022. Motion carried unanimously.

Public Invited to Speak (*Any citizen has the right to speak on any item of business that is on the agenda for Commission action if recognized by the presiding officer.*) – Stacy LaMarche, 220 3rd Street addressed the Commission regarding Item a, Short-Term Rentals. He spoke on his concern of four people/1 bathroom in the ordinance. He would like to see this removed from the ordinance, or opened up to something more user friendly to Air BNB houses.

Mark Hamden-Krause, 211 3rd Street addressed the Commission on Short-Term Rentals. Hamden-Krause said the original ordinance passed in 2019, he has owned his Air BNB for seven years, they were out in the open with their plans, they did everything that was asked and by the rules, and now the amendment comes up. He feels it unfair that owner of existing short-term rentals did not have the chance to speak or have an open discussion. He said there was a meeting held in June 2019 for discussion, it was indicated that there would be a future meeting to discuss various items brought up and it never happened. He said he was notified by the City in November that the ordinance was not followed. He would like to see an open forum held to go through the items he felt were discussed.

New Business

- a. Review Zoning Code regulations for Short-Term Rentals – Pinion said that this was requested by Commissioner Kolb. Kolb has had conversations with some citizens that have expressed interest with the occupancy limitations on the short-term rental regulations in the zoning code. Kolb presented a history on short-term rentals. He said that it started when the City decided to look at all the zoning because state statutes changed regarding conditional use permits. October 24, 2018 is when the AdHoc Committee instructed the City Attorney to look at different municipalities and how they dealt with short-term rentals, which she presented ordinances from three different municipalities. He said they picked the ordinance from Ashwaubenon. He said there were several things that were not likes; they had much stricter parking regulations that the Committee felt were unnecessary. City Attorney was the directed to make those recommendations and present then to the Plan Commission. Kolb said that in January 2019 the final draft was approved. March 12, 2019 the Council reviewed the recommendation of the Commission and passed the ordinance. Kolb stated at both of these meetings, there were public hearings where any one from the public could attend, no one attended. Kolb said that a lot of time was put in to this issue and there were several opportunities for public input and comments. Nelson said he feels that the bathroom and square footage requirements were redundant. He feels that what is trying to be done is to balance the opportunity for people to rent their homes and make some income, but also protect the integrity of the neighborhood. After a lengthy discussion regarding bathrooms, parking, license fees, and property managers, it was the Commission’s desire to have staff work on proposed changes discussed and bring back to the Commission in June.
- b. Review and approve an Agreement between the City of Baraboo and the town of Greenfield to allow the development of property in the NE1/4 of the NW1/4 of Section 30, T12N, R7E, located on the east side of Taft Ave (CTH T) and north of Man Mound Road, that was originally designated as “conservancy” in the 2008 Cooperative Plan and Boundary Agreement – It was moved by Wedekind, seconded by Boeggner to forward to City Council with the recommendation to approve the agreement between City of Baraboo and Geenfield to allow the development of the property in question. Franzen feels that once something is in conservancy, it should not change. Kolb feels it is unique because conservancy is defined in the agreement. O’Neill agrees with

Franzen and would not be in favor of this. Nelson asked given the agreement as it stands now what the options for the Statz's in terms of use of the property. It asked if it would fall under zoning code, or does this supersede zoning. Pinion said that according to the title company, it supersedes zoning, and he would tell you that it clouds the title. He said that there was never a formal use restriction on it, just that any development on it would require the City of the Town to agree that it could be developed. He said that this is proposed for one single family dwelling only, it meets the underlying zoning code that the City permanently zoned it when it was annexed, so he doesn't know as part of that whether it was going to be declared conservancy, it could have easily been zoned conservancy, and he is uncertain as to the reason why it wasn't done if that was the intentional purpose to the conserve this land. Wedekind amended his motion to restrict the future use of Lot 2 to a single family home. Motion restrict future use of Lot 2 to a single family home. Boeggner seconded the motion. On roll call vote for the amended motion, Ayes – Wedekind, Franzen, O'Neill, Kolb, Hartup, Boeggner Nelson. Nay – 0, motion carried 7-0. On roll call vote for the motion to recommend approval of the agreement with the Town of Greenfield to allow the development of the conservancy property with the restriction of only the single family home. Ayes – Kolb, Hartup, Boeggner, Nelson, and Wedekind. Nay – Franzen and O'Neill. Motion carried 5-2.

- c. Review and approve a 2-Lot Certified Survey Map for Ted and Lisa Rogers in an R-1A Single-Family Residential zoning district at 720 and 726 Island Court, being part of the NW1/4 of the SW1/4 of Section 35, T12N, R6E in the City of Baraboo, Sauk County, Wisconsin – Pinion presented the background. It was moved by Kolb, seconded by Wedekind to approve the CSM as presented. On roll call vote for the motion, Ayes – O'Neill, Kolb, Hartup, Boeggner, Nelson, Wedekind, and Franzen. Nay – 0, motion carried 7-0.
- d. Review and approve a 4-Lot Certified Survey map for the City of Baraboo in an R-4 Four thru Twelve-Unit Multi-Family Residential zoning district on the west side of Lake Street between Well No. 7 and Lot 1 of Springbrook Hills subdivision, being a part of Lot of CSM 1698 located in the SE1/4 of the NW1/4 of Section 12, T11N, R6E in the City of Baraboo, Sauk County, Wisconsin – Pinion presented the background on the CSM. It was moved by Kolb asked Buswell the purpose of the lot divisions. Buswell said that the main reason if for financing purposes, three separate smaller loans. He said that they prefer dealing with smaller banks. It was moved by Nelson, seconded by Boeggner to approve the CSM as presented. On roll call vote for the motion, Ayes – Kolb, Hartup, Boeggner, Nelson, Wedekind, Franzen, and O'Neill. Nay – 0, motion carried 7-0.
- e. Review a Conceptual Development Plan in accordance with Step 2 of the Planned Development process for Devil's Lake Townhomes, LLC for a three-building, 29-unit townhouse development project on the City-owned land on the west side of lake Street between Well No. 7 and Lot 1 of Springbrook Hills subdivision from R-4, Four thru Twelve Unit Multi-Family Residential, to a Planned Unit Development for Devil's Lake Townhomes, LLC – Pinion presented the background to the Commission. It was the consensus of the Commission to move forward.

Adjournment - It was moved by Kolb, seconded by Wedekind to adjourn. Motion carried unanimously.

Rob Nelson
Mayor

PLAN COMMISSION ITEM SUMMARY
June 21, 2022

SUBJECT: CONSIDERATION AND POSSIBLE ACTION ON “RESOLUTION DESIGNATING PROPOSED AMENDED BOUNDARIES AND APPROVING A PROJECT PLAN AMENDMENT FOR TAX INCREMENTAL DISTRICT NO. 8, CITY OF BARABOO, WISCONSIN”.

SUMMARY OF ITEM A: The aforementioned Resolution is included in the packet and should be self-explanatory.

COMPLIANCE/NONCOMPLIANCE: N/A

ACTION: Approve Resolution and forward to Common Council for their consideration.

SUBJECT: CONSIDERATION AND POSSIBLE ACTION ON “RESOLUTION DESIGNATING PROPOSED AMENDED BOUNDARIES AND APPROVING A PROJECT PLAN AMENDMENT FOR TAX INCREMENTAL DISTRICT NO. 11, CITY OF BARABOO, WISCONSIN”.

SUMMARY OF ITEM B: The aforementioned Resolution is included in the packet and should be self-explanatory.

COMPLIANCE/NONCOMPLIANCE: N/A

ACTION: Approve Resolution and forward to Common Council for their consideration.

SUBJECT: REVIEW ZONING CODE REGULATIONS FOR SHORT-TERM RENTALS RELATIVE TO ALLOWABLE OCCUPANCY AND QUALIFICATIONS FOR PROPERTY MANAGERS.

SUMMARY OF ITEM C: This matter was discussed at last month’s meeting and the Commission expressed a desire to formally consider revising the regulations relative to allowable occupancy and qualifications for Property Managers.

Following are the relevant excerpts from our Zoning Code:

17.13A SHORT-TERM RENTALS (2513 03/12/19)

- (1) **PURPOSE.** The purpose of this ordinance is to ensure that the quality of short-term rentals operating within the City is adequate for protecting public health, safety and general welfare, including: establishing minimum standards of space for human occupancy and for adequate level of maintenance; determining the responsibilities of owners, operators and property managers offering these properties for tourists or transient occupants, to protect the character and stability of all areas, especially residential areas, within the City; to provide minimum standards necessary for the health and safety of persons occupying or using buildings, structures or premises; and providing for the administration and enforcement thereof.
- (4) **PROPERTY MANAGER**
 - (a) A Property Manager is required for any short-term rental that is not owner occupied.

- (b) To qualify as a Property Manager, the Property Manager must meet the following requirements:
 - i. Be a natural person residing in or within twenty-five (25) miles of the City, or a corporate entity with offices located within twenty-five (25) miles of the City.
 - ii. Not have pending any criminal charge or been convicted of a felony or misdemeanor of any offense involving dishonesty, fraud, deceit, robbery, the use of threatened use of force or violence upon the person of another.
- (c) Each Property Manager shall be authorized by the Owner to act as the agent for the Owner for the receipt of service of notice of violation of this Article's provisions and for service of process pursuant to this Article and shall be authorized by the Owner to allow City employees, officers and their designees, to enter the Owner's property for purposes of inspection and enforcement of this Article and/or the City Municipal Code.

(5) **OPERATION OF SHORT-TERM RENTALS.**

- (a) No person may maintain, manage, or operate a short-term rental more than six (6) nights in a 365-consecutive day period without a License.
- (b) Every short-term rental shall be operated by an Owner or Property Manager.
- (c) Each short-term rental shall comply with all of the following:
 - i. No vehicular traffic shall be generated that is greater than normally expected in the residential neighborhood.
 - ii. There shall not be excessive noise, fumes, glare, vibrations generated during the use.
 - iii. Name plates or other signage shall not exceed one square foot. No other signage advertising the short-term rental is permitted on site. Off-site advertising in media channels relating to the availability of the rental may take place only after all City, County and State permits and licenses have been obtained.
 - iv. The number of occupants in any unit shall not exceed the limits set forth in the State of Wisconsin Uniform Dwelling Code and other applicable County and City housing regulations based upon the number of bedrooms in each unit.
 - v. No recreational vehicles (RVs), camper, tent, or other temporary lodging arrangement shall be permitted on site as a means of providing additional accommodations for paying guests or other invitees.
 - vi. Any outdoor event held at the short-term rental shall last no longer than one day, occurring between the hours of 8:00 a.m. and 10:00 p.m. Any activities shall be in compliance with other noise regulations of the City.
 - vii. Compliance with all applicable state, county, and local codes and regulations is required.
 - viii. Annual general building inspection is required prior to issuance or renewal of the license, to be conducted by the Building Inspector and Fire Inspector at the sole cost of the Owner.
 - ix. Short-term rental licenses are issued for one year period and must be renewed annually as provided for in this Article.
 - x. Each short-term rental shall carry casualty and liability insurance at all times and issued by an insurance company authorized to do business in this state by the Wisconsin Office of the Commissioner of Insurance, with liability limits of not less than \$300,000 per individual and \$1,000,000 aggregate.
 - xi. Each short-term rental shall maintain the following written records for each rental of the dwelling unit; the full name and current address of any person renting the property, the time period for that rental, and the monetary amount or consideration paid for that rental.
 - xii. Each license shall be displayed on the inside of the main entrance door of each short-term rental.

(7) **STANDARDS FOR SHORT-TERM RENTALS**

Each short-term rental shall comply with this Article's requirements or any other applicable City ordinance. Each short-term rental shall comply with the following minimum requirements:

- (a) One (1) internal full bathroom for every four (4) occupants;
- (b) Not less than one hundred fifty (150) square feet of floor space for the first occupant thereof and at least an additional one hundred (100) square feet of floor space for every additional occupant thereof; the floor space shall be calculated on the basis of total habitable room area. Floor space is determined using interior measurements of each room. Floor space does not include kitchens, bathrooms, closets, garage, or rooms not meeting Uniform Dwelling Code requirements for occupancy. The maximum occupancy for any premises without a separate enclosed bedroom is two (2) people;
- (c) Not less than one (1) onsite off-street parking spaces for every four (4) occupants based upon maximum occupancy;
- (d) At least two safe, unobstructed means of egress from the short-term rental leading to safe, open space at ground level;
- (e) Shall have functional smoke detectors and carbon monoxide detectors in accordance with the requirements of Chapter SPS 321 of the Wisconsin Administrative Code;
- (f) Shall not have an accessible wood burning fireplace unless the property owner provides a certificate from a properly licensed inspector, dated not more than thirty (30) days prior to submission, certifying that the fireplace and chimney have been inspected and are in compliance with National Fire Prevention Association Fire Code Chapter 211 Standard for Chimneys, Fireplaces, Vents, and Solid Fuel-Burning Appliances;
- (g) Shall not have a hibachi, gas-fired grill, charcoal grill, or other similar devices used for cooking or any other purpose on any balcony, deck or under any overhanging structure or within ten (10) feet of any structure;
- (h) Shall not have a fire pit or other similar device used for heating or any other purpose on any balcony, deck or under any overhanging structure or within fifteen (15) feet of any structure.

COMPLIANCE/NONCOMPLIANCE:

N/A

ACTION: Recommend possible revisions to the Short-Term Rental Regulations and forward to the Council with a recommendation to amend the Zoning Code.

SUBJECT: REVIEW AND RECOMMEND AMENDING THE 2008 COOPERATIVE PLAN AND BOUNDARY AGREEMENT BETWEEN THE CITY OF BARABOO AND THE TOWN OF GEENFIELD TO RESCIND SECTION VI OF SAID AGREEMENT.

SUMMARY OF ITEM D: At last month's meeting, the Commission recommended approval of an Agreement with the Town of Greenfield to allow the development of land that was originally designated as "conservancy" with a provision to allow development upon the mutual agreement of the City and the Town. When I spoke with Terry Turnquist, the Town of Greenfield Town Chair about this matter and he did not recall that specific provision in the original Agreement and he said the Town would have no objection to allowing development of this area. In fact, he sent an e-mail that to tell me that: **"Greenfield does not want or have any authority over this property anymore."**

Following is an excerpt from the existing Agreement:

VI. RESTRICTION OF DEVELOPMENT.

For such period as this Agreement remains in effect, the City and Town agree to limit future growth and development of the areas covered by this agreement to the land uses specified in their respective Comprehensive Plans as of the adoption of this agreement, except as jointly amended in the future. Maps delineating the types of development permitted by the Comprehensive Plan are incorporated as part of this agreement.

Areas designated on the maps attached as Exhibits 1, 2 and 3 as "Conservancy" and "Floodplain" shall remain undeveloped, unless the City and Town agree to the development of a specific parcel based upon an examination of the parcel, its topography and location, proposed use, and such other factors as may reasonably promote or inhibit development of the parcel.

Rescinding this provision of the original Agreement would give the City the sole authority to determine suitability of development on properties designated as "conservancy".

COMPLIANCE/NONCOMPLIANCE:

N/A

ACTION: Forward to the Council for consideration with a recommendation to amend the 2008 Cooperative Plan and Boundary Agreement between the City of Baraboo and the Town of Greenfield.

SUBJECT: REVIEW A GENERAL DEVELOPMENT PLAN/SPECIFIC IMPLEMENTATION PLAN IN ACCORDANCE WITH STEPS 3 AND 4 OF THE PLANNED DEVELOPMENT PROCESS FOR DEVIL'S LAKE TOWNHOMES, LLC FOR A THREE-BUILDING, 29-UNIT TOWNHOUSE DEVELOPMENT PROJECT ON LOTS 1, 2 AND 3 OF CSM NO. 7161, LOCATED ON THE WEST SIDE OF LAKE STREET BETWEEN WELL NO. 7 AND LOT 1 OF SPRINGBROOK HILLS SUBDIVISION.

SUMMARY OF ITEM E: This is a follow up to last month's conceptual review of this proposed development. Devil's Lake Townhomes, LLC previously submitted their preliminary site plan and building elevations for their proposed development in conjunction with their request to rezone the property from I-3 to R-4. That rezoning request was favorably reviewed by the Plan Commission and subsequently approved by the City Council. In the meantime a 4-Lot CSM was reviewed and approved since the developer decided they would like each of the three proposed buildings to be on individual lots. The primary purpose for the PUD Overlay zoning to relax the side and rear yard building setbacks. It worth noting that the rear building elevations have changed slightly since a lower level was added to better fit the existing topography.

A condition of the pending Development Agreement requires the City to rezone property so the City is technically the applicant. I have included the recorded CSM for reference.

COMPLIANCE/NONCOMPLIANCE:

Pursuant to Section 17.36B – *Planned Unit Developments*, I have found the application to be complete and have reviewed it for compliance with the ordinance.

ACTION: Forward to Common Council for a Public Hearing with a recommendation to approve, conditionally approve, or deny the GDP/SIP for this property.

RESOLUTION NO. _____

**RESOLUTION DESIGNATING PROPOSED AMENDED BOUNDARIES
AND APPROVING A PROJECT PLAN AMENDMENT
FOR TAX INCREMENTAL DISTRICT NO. 8,
CITY OF BARABOO, WISCONSIN**

WHEREAS, the City of Baraboo (the "City") has determined that use of Tax Incremental Financing is required to promote development and redevelopment within the City; and

WHEREAS, Tax Incremental District No. 8 (the "District") was created by the City on June 27, 2006 as a district in need of rehabilitation; and

WHEREAS, the City now desires to amend the Project Plan and boundaries of the District (the "Amendment") in accordance with the provisions of Wisconsin Statutes Section 66.1105 (the "Tax Increment Law"); and

WHEREAS, such Amendment will:

- a. Add territory to the District as permitted under Wisconsin Statutes Section 66.1005(4)(h)2.
- b. Amend the categories, locations or costs of project costs to be made as permitted under Wisconsin Statutes Section 66.1005(4)(h)1.

WHEREAS, an amended Project Plan for the District (the "Amendment") has been prepared that includes:

- a. A statement listing of the kind, number and location of all proposed public works or improvements within the District, or to the extent provided in Wisconsin Statutes Sections 66.1105(2)(f)1.k. and 66.1105(2)(f)1.n., outside of the District;
- b. An economic feasibility study;
- c. A detailed list of estimated project costs;
- d. A description of the methods of financing all estimated project costs and the time when the related costs or monetary obligations are to be incurred;
- e. A map showing existing uses and conditions of real property in the District;
- f. A map showing proposed improvements and uses in the District;
- g. Proposed changes of zoning ordinances, master plan, map, building codes and City ordinances;
- h. A list of estimated non-project costs;
- i. A statement of the proposed plan for relocation of any persons to be displaced;
- j. A statement indicating how the amendment of the district promotes the orderly development of the City;
- k. An opinion of the City Attorney or of an attorney retained by the City advising that the plan is complete and complies with Wisconsin Statutes Section 66.1105(4)(f).

WHEREAS, prior to its publication, a copy of the notice of public hearing was sent to owners of all property in the proposed District, to the chief executive officers of Sauk County, the Baraboo School District, and the Madison Area Technical College District, and any other entities having the power to levy taxes on property located within the District, in accordance with the procedures specified in the Tax Increment Law; and

WHEREAS, in accordance with the procedures specified in the Tax Increment Law, the Plan Commission, on June 21, 2022 held a public hearing concerning the proposed amendment

to the Project Plan and boundaries of the District, providing interested parties a reasonable opportunity to express their views thereon.

NOW, THEREFORE, BE IT RESOLVED by the Plan Commission of the City of Baraboo that:

1. It recommends to the Common Council that the boundaries of Tax Incremental District No. 8 be amended as designated in Exhibit A of this Resolution.
2. It approves and adopts the amended Project Plan for the District, attached as Exhibit B, and recommends its approval to the Common Council.
3. Amendment of the Project Plan and Boundaries of the District promotes orderly development in the City.

Adopted this _____ day of _____, 2022

Plan Commission Chair

Secretary of the Plan Commission

EXHIBIT A -

**LEGAL BOUNDARY DESCRIPTION
OR
MAP OF
TAX INCREMENTAL DISTRICT NO. 8
CITY OF BARABOO**

THIS CAN BE FOUND IN THE PROJECT PLAN

EXHIBIT B -**PROJECT PLAN**

THIS WILL BE HANDED OUT SEPARATELY

RESOLUTION NO. _____

**RESOLUTION DESIGNATING PROPOSED AMENDED BOUNDARIES
AND APPROVING A PROJECT PLAN AMENDMENT
FOR TAX INCREMENTAL DISTRICT NO. 11,
CITY OF BARABOO, WISCONSIN**

WHEREAS, the City of Baraboo (the "City") has determined that use of Tax Incremental Financing is required to promote development and redevelopment within the City; and

WHEREAS, Tax Incremental District No. 11 (the "District") was created by the City on September 22, 2020 as a mixed-use district; and

WHEREAS, the City now desires to amend the Project Plan and boundaries of the District (the "Amendment") in accordance with the provisions of Wisconsin Statutes Section 66.1105 (the "Tax Increment Law"); and

WHEREAS, such Amendment will:

- a. Add territory to the District as permitted under Wisconsin Statutes Section 66.1005(4)(h)2.
- b. Amend the categories, locations or costs of project costs to be made as permitted under Wisconsin Statutes Section 66.1005(4)(h)1.

WHEREAS, an amended Project Plan for the District (the "Amendment") has been prepared that includes:

- a. A statement listing of the kind, number and location of all proposed public works or improvements within the District, or to the extent provided in Wisconsin Statutes Sections 66.1105(2)(f)1.k. and 66.1105(2)(f)1.n., outside of the District;
- b. An economic feasibility study;
- c. A detailed list of estimated project costs;
- d. A description of the methods of financing all estimated project costs and the time when the related costs or monetary obligations are to be incurred;
- e. A map showing existing uses and conditions of real property in the District;
- f. A map showing proposed improvements and uses in the District;
- g. Proposed changes of zoning ordinances, master plan, map, building codes and City ordinances;
- h. A list of estimated non-project costs;
- i. A statement of the proposed plan for relocation of any persons to be displaced;
- j. A statement indicating how the amendment of the district promotes the orderly development of the City;
- k. An opinion of the City Attorney or of an attorney retained by the City advising that the plan is complete and complies with Wisconsin Statutes Section 66.1105(4)(f).

WHEREAS, prior to its publication, a copy of the notice of public hearing was sent to the chief executive officers of Sauk County, the Baraboo School District, and the Madison Area Technical College District, and any other entities having the power to levy taxes on property located within the District, in accordance with the procedures specified in the Tax Increment Law; and

WHEREAS, in accordance with the procedures specified in the Tax Increment Law, the Plan Commission, on June 21, 2022 held a public hearing concerning the proposed amendment

to the Project Plan and boundaries of the District, providing interested parties a reasonable opportunity to express their views thereon.

NOW, THEREFORE, BE IT RESOLVED by the Plan Commission of the City of Baraboo that:

1. It recommends to the Common Council that the boundaries of Tax Incremental District No. 11 be amended as designated in Exhibit A of this Resolution.
2. It approves and adopts the amended Project Plan for the District, attached as Exhibit B, and recommends its approval to the Common Council.
3. Amendment of the Project Plan and Boundaries of the District promotes orderly development in the City.

Adopted this _____ day of _____, 2022

Plan Commission Chair

Secretary of the Plan Commission

EXHIBIT A -

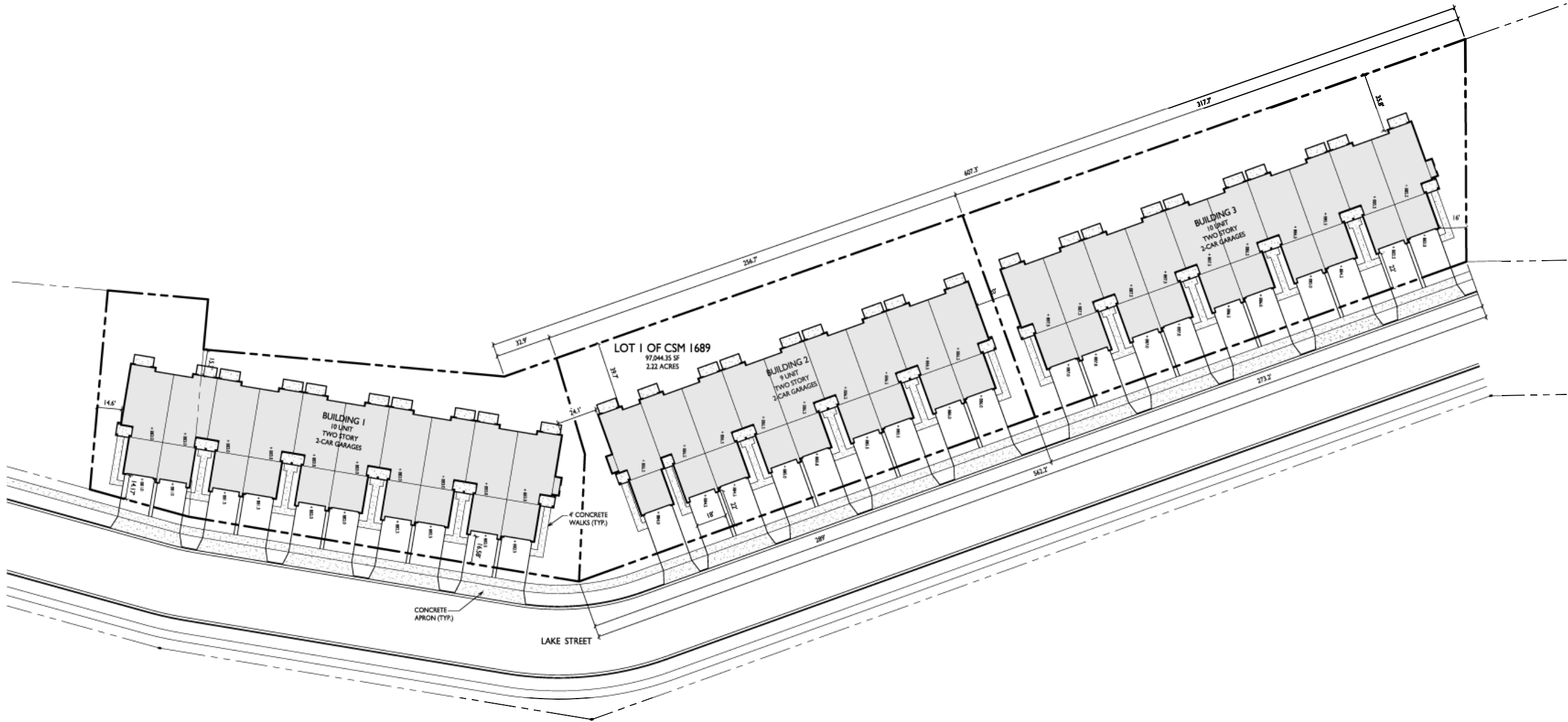
**LEGAL BOUNDARY DESCRIPTION
OR
MAP OF
TAX INCREMENTAL DISTRICT NO. 11
CITY OF BARABOO**

THIS CAN BE FOUND IN THE PROJECT PLAN

EXHIBIT B -**PROJECT PLAN**

THIS WILL BE HANDED OUT SEPARATELY





ISSUED
Issued for Review - June 1, 2022

PROJECT TITLE
LAKE STREET
TOWNHOME
DEVELOPMENT

Lake Street
Baraboo, Wisconsin
SHEET TITLE
Site Plan

SHEET NUMBER

C-1.1
PROJECT NO. 2169
© Knothe & Bruce Architects, LLC



SITE PLAN
1" = 30'-0"



GRAPHIC SCALE
0 30 60 90
1 INCH = 30 FT. (24X36 SHEET)



3 EAST ELEVATION
A-2.1 3/32" = 1'-0"



4 WEST ELEVATION
A-2.1 3/32" = 1'-0"

ISSUED



2 NORTH ELEVATION
A-2.2 3/32" = 1'-0"

PROJECT TITLE
**LAKE STREET
TOWNHOME
DEVELOPMENT**



1 SOUTH ELEVATION
A-2.2 3/32" = 1'-0"

Lake Street
Baraboo, Wisconsin
SHEET TITLE
**Exterior
Elevations
Building #2**

SHEET NUMBER

A-2.2

PROJECT NO. **2169**
© Knothe & Bruce Architects, LLC

As prepared by:

G & A GROTHMAN & ASSOCIATES S.C.
PROFESSIONAL SERVICES625 EAST SUPER STREET, P.O. BOX 373 PORTAGE, WI. 53901
PHONE: PORTAGE: (808) 742-7788 SAUK: (808) 844-8877
FAX: (808) 742-0434 E-MAIL: surveying@grothman.com
(RED LOGO REPRESENTS THE ORIGINAL MAP)**G & A FILE NO. 422-153**

DRAFTED BY: T. KASPER

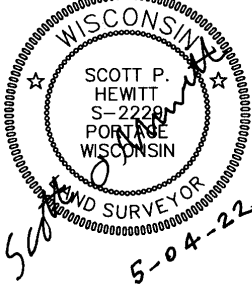
CHECKED BY: IG

PROJ. 422-153

DWG. 422-153

SHEET 1 OF 4

SEAL:



DOCUMENT #: 1236273

Recorded: 05-27-2022 at 10:00 AM

BRENT BAILEY

SAUK COUNTY REGISTER OF DEEDS

REGISTRAR'S OFFICE

Sauk Co, WI

RECEIVED FOR RECORD

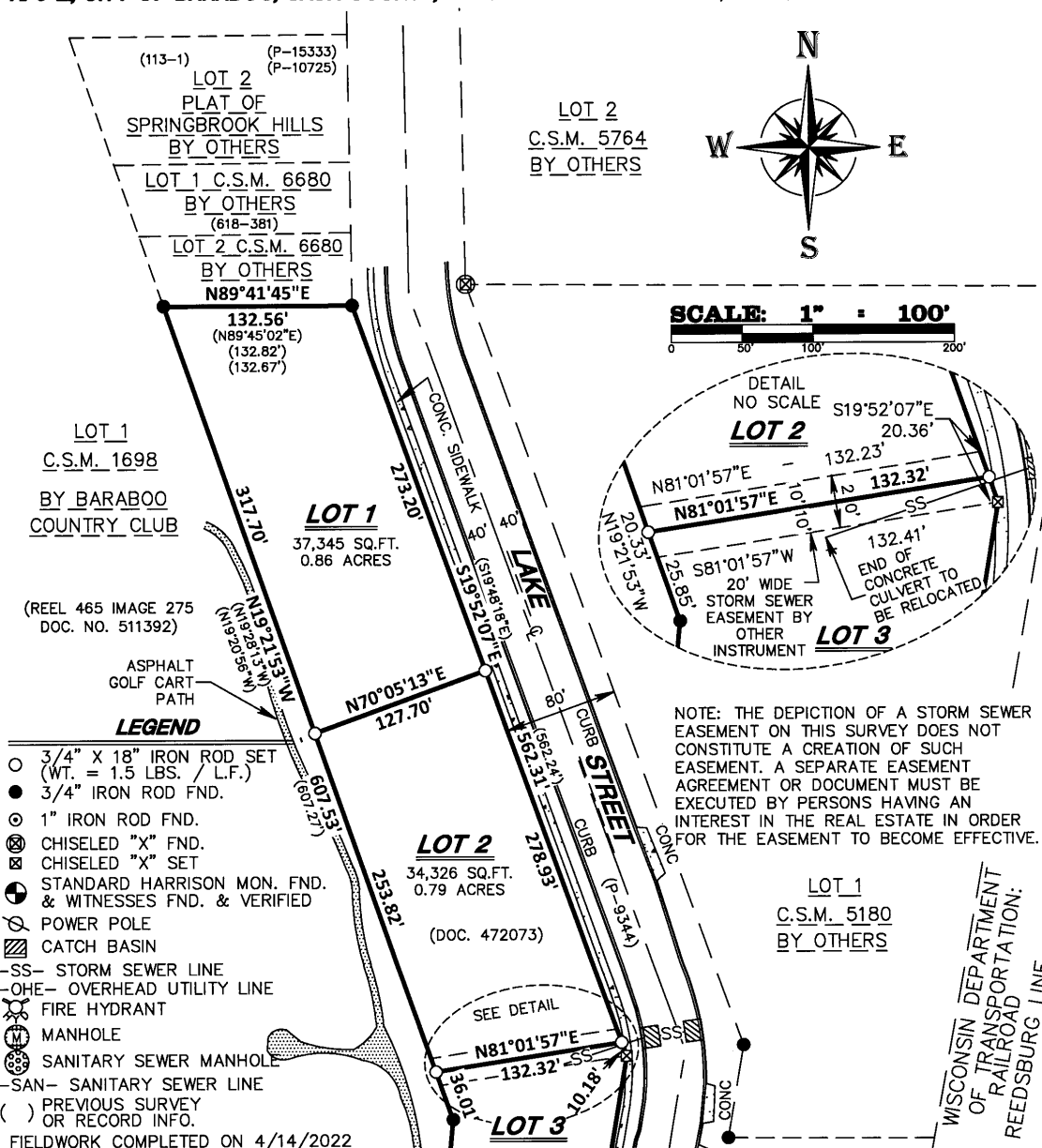
Fee Amount: \$30.00

:

SAUK COUNTY CERTIFIED SURVEY MAP NO. 7161**GENERAL LOCATION**

Volume 44, Page 7161

BEING PART OF LOT 1, C.S.M. NO. 1698 AS RECORDED IN VOL 7 OF C.S.M.S, PAGE 1698, 1698A, 1698B AND 1698C AS DOCUMENT NO. 485504, LOCATED IN THE SE1/4 OF THE NW1/4, SECTION 12, T. 11 N, R. 6 E, CITY OF BARABOO, SAUK COUNTY, WISCONSIN. CONTAINING 124,235 SQ.FT. - 2.85 ACRES



CLIENT/OWNER:

CITY OF BARABOO
101 SOUTH BOULEVARD
BARABOO, WI 53913

Vol 44

Pg 7161

As prepared by:

G & A GROTHMAN & ASSOCIATES S.C.
PROFESSIONAL SERVICES625 EAST SUPER STREET, P.O. BOX 373 PORTAGE, WI. 53901
PHONE: PORTAGE: (808) 742-7788 SAUK: (808) 844-8877
FAX: (808) 742-0434 E-MAIL: surveying@grothman.com
(RED LOGO REPRESENTS THE ORIGINAL MAP)**G & A FILE NO. 422-153**

DRAFTED BY: T. KASPER

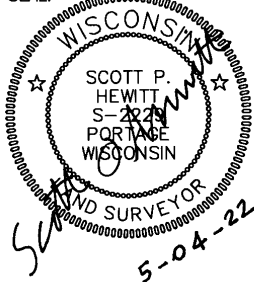
CHECKED BY: TG

PROJ. 422-153

DWG. 422-153

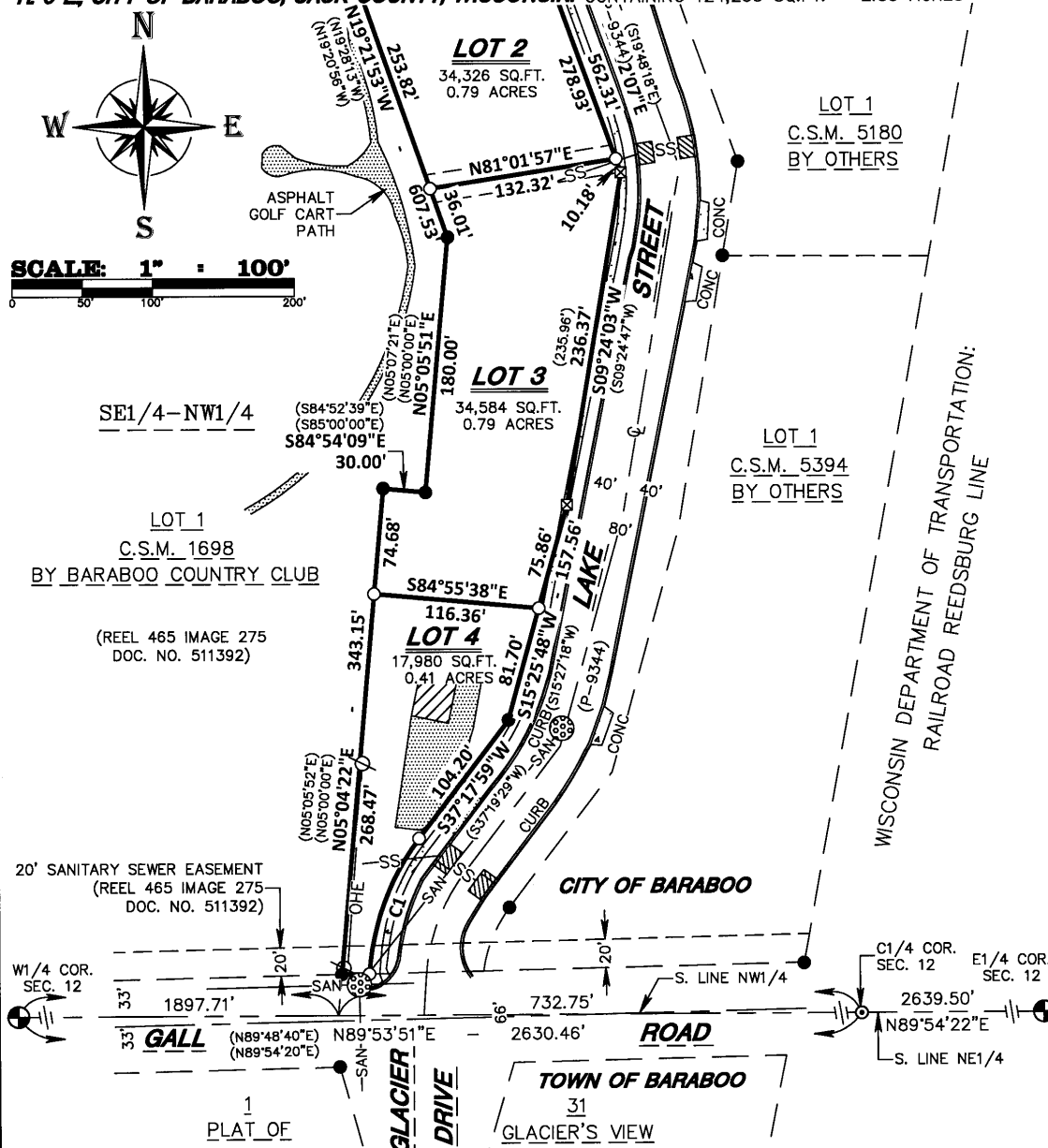
SHEET 2 OF 4

SEAL:

**SAUK COUNTY CERTIFIED SURVEY MAP NO. 7161****GENERAL LOCATION**

Volume 44, Page 7161 A

BEING PART OF LOT 1, C.S.M. NO. 1698 AS RECORDED IN VOL 7 OF C.S.M.S, PAGE 1698, 1698A, 1698B AND 1698C AS DOCUMENT NO. 485504, LOCATED IN THE SE1/4 OF THE NW1/4, SECTION 12, T. 11 N, R. 8 E, CITY OF BARABOO, SAUK COUNTY, WISCONSIN. CONTAINING 124,235 SQ.FT. - 2.85 ACRES



CLIENT/OWNER:

CITY OF BARABOO
101 SOUTH BOULEVARD
BARABOO, WI 53913

V01 44

Pg 7161.A

As prepared by:

**GA GROTHMAN
& ASSOCIATES S.C.
PROFESSIONAL SERVICES**

625 EAST SLIFER STREET, P.O. BOX 373 PORTAGE, WI. 53901
PHONE: PORTAGE: (608) 742-7788 SAUK: (608) 844-8877
FAX: (608) 742-0434 E-MAIL: surveying@grothman.com
(RED LOGO REPRESENTS THE ORIGINAL MAP)

G & A FILE NO. 422-153

DRAFTED BY: T. KASPER

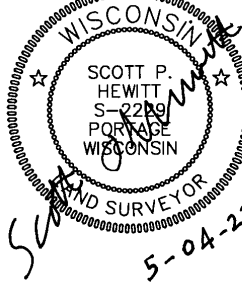
CHECKED BY: TG

PROJ. 422-153

DWG. 422-153

SHEET_3_OF_4

SEAL:



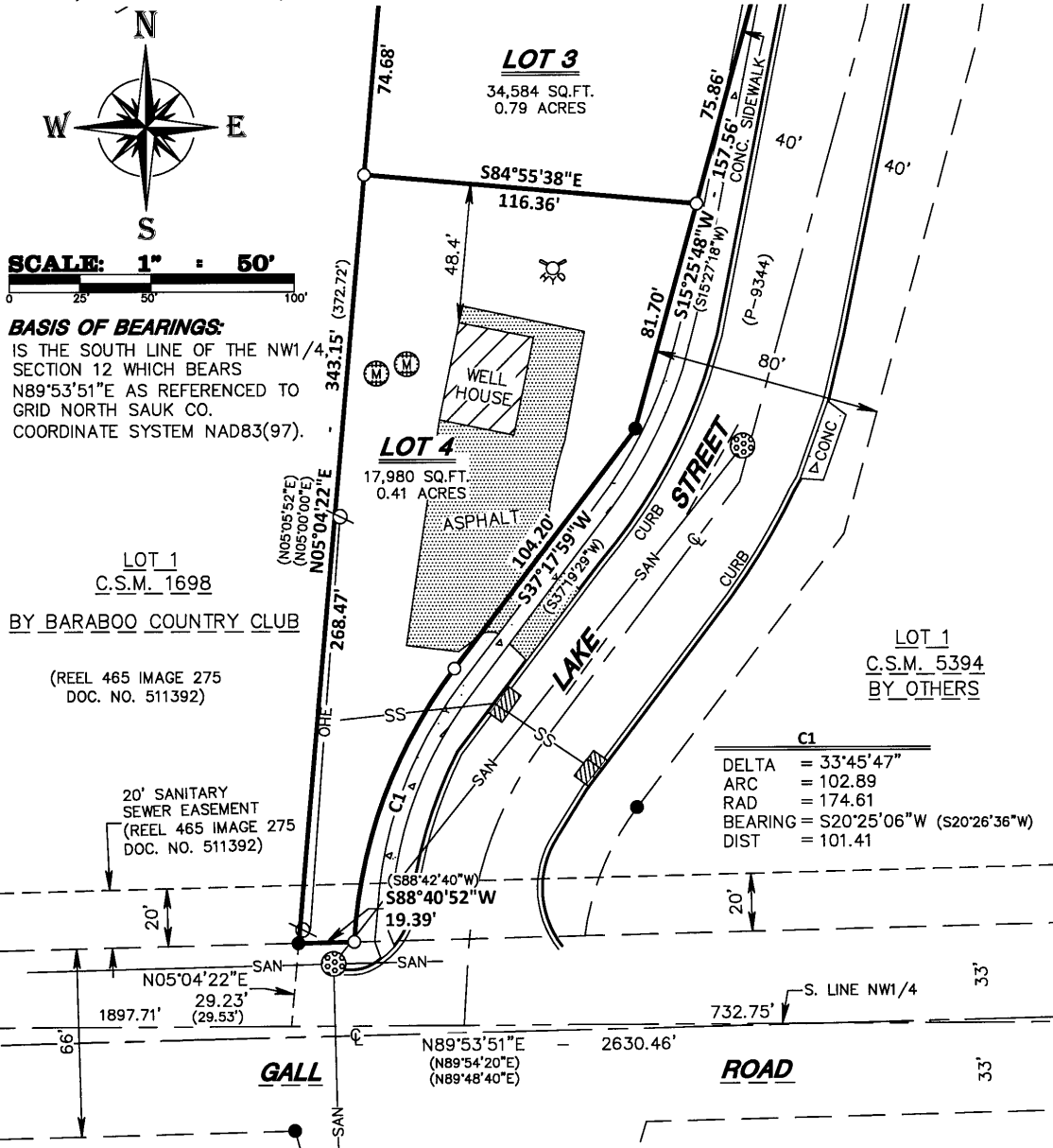
5-04-22

SAUK COUNTY CERTIFIED SURVEY MAP NO.

GENERAL LOCATION

Volume 44, Page 7161 | B


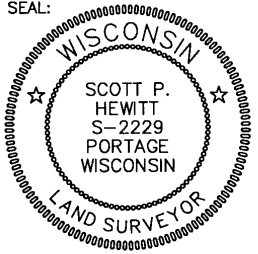
BEING PART OF LOT 1 C.S.M. NO. 1698 AS RECORDED IN VOL 7 OF C.S.M.S PAGE 1698, 1698A, 1698B AND 1698C AS DOCUMENT NO. 485504, LOCATED IN THE SE1/4 OF THE NW1/4, SECTION 12, T. 11 N, R. 6 E, CITY OF BARABOO, SAUK COUNTY, WISCONSIN. CONTAINING 124,235 SQ.FT. - 2.85 ACRES



CLIENT/OWNER: CITY OF BARABOO
101 SOUTH BOULEVARD
BARABOO, WI 53913

Vol 44

Pg 7161.B

<p>As prepared by:</p> <div style="text-align: center;">  GROTHMAN & ASSOCIATES S.C. PROFESSIONAL SERVICES <small>625 EAST SLIFER STREET, P.O. BOX 373 PORTAGE, WI. 53901 PHONE: PORTAGE: (808) 742-7788 SAUK: (808) 844-8877 FAX: (808) 742-0434 E-MAIL: surveying@grothman.com (RED LOGO REPRESENTS THE ORIGINAL MAP)</small> </div> <p>G & A FILE NO. 422-153</p> <p>DRAFTED BY: T. KASPER</p> <p>CHECKED BY: TG</p> <p>PROJ. 422-153</p> <p>DWG. 422-153 SHEET 4 OF 4</p>	<p>SEAL:</p> <div style="text-align: center;">  </div>
-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------

SAUK COUNTY CERTIFIED SURVEY MAP NO. 1698 7161

GENERAL LOCATION Volume 44, Page 7161 C

BEING PART OF LOT 1, C.S.M. NO. 1698 AS RECORDED IN VOL 7 OF C.S.M.S PAGE 1698, 1698A, 1698B AND 1698C AS DOCUMENT NO. 485504, LOCATED IN THE SE1/4 OF THE NW1/4, SECTION 12, T. 11 N, R. 6 E, CITY OF BARABOO, SAUK COUNTY, WISCONSIN. CONTAINING 124,235 SQ.FT. - 2.85 ACRES

SURVEYOR'S CERTIFICATE

I, **SCOTT P. HEWITT**, Professional Land Surveyor, do hereby certify that by the order of the **City of Baraboo**, I have surveyed, monumented, mapped and divided part of Lot 1, Certified Survey Map, No. 1698 as recorded in Volume 7 of Certified Survey Maps, pages 1698, 1698A, 1698B and 1698C as Document No. 485504 located in the Southeast Quarter of the Northwest Quarter of Section 12, Town 11 North, Range 6 East, City of Baraboo, Sauk County, Wisconsin, described as follows:

Commencing at the West Quarter corner of Section 12;

thence North 89°53'51" East along the South line of the Northwest Quarter of Section 12, 1,897.71 feet;

thence North 05°04'22" East along the East line of lands described and recorded in Reel 465, Image 275, 29.23 feet to the North right-of-way line of Gall Road and the point of beginning;

thence continuing North 05°04'22" East along the East line of lands described and recorded in Reel 465, Image 275, 343.15 feet;

thence South 84°54'09" East along the East line of lands described and recorded in Reel 465, Image 275, 30.00 feet;

thence North 05°05'51" East along the East line of lands described and recorded in Reel 465, Image 275, 180.00 feet;

thence North 19°21'53" West along the East line of lands described and recorded in Reel 465, Image 275, 607.53 feet to the Southwest corner of Lot 2, Certified Survey Map, No. 6680;

thence North 89°41'45" East along the South line of Lot 2, Certified Survey Map, No. 6680, 132.56 feet to the Southeast corner thereof and being in the West right-of-way line of Lake Street;

thence South 19°52'07" East along the West right-of-way line of Lake Street, 562.31 feet;

thence South 09°24'03" West along the West right-of-way line of Lake Street, 236.37 feet;

thence South 15°25'48" West along the West right-of-way line of Lake Street, 157.56 feet;


thence South 37°17'59" West along the West right-of-way line of Lake Street, 104.20 feet;

thence Southwesterly along a 174.61 foot radius curve to the left in the West right-of-way line of Lake Street having a central angle of 33°45'47" and whose long chord bears South 20°25'06" West, 101.41 feet to a point in the North right-of-way line of Gall Road;

thence South 88°40'52" West along the North right-of-way line of Gall Road, 19.39 feet to the point of beginning.

Containing 124,235 square feet (2.85 acres), more or less. Being subject to servitudes and easements of record, if any.


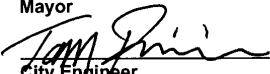
I **DO FURTHER CERTIFY** that this is a true and correct representation of the boundaries of the land surveyed and that I fully complied with the Provisions of AE7 Wisconsin Administrative Code, Chapter 236.34 of the Wisconsin State Statutes and the City of Baraboo Subdivision Ordinance to the best of my knowledge and belief.



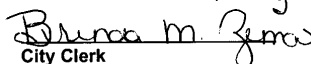
SCOTT P. HEWITT
Professional Land Surveyor, No. 2229
Dated: May 4, 2022
File No.: 422-153

PLAN COMMISSION RESOLUTION

RESOLVED that this Certified Survey Map in the **City of Baraboo**, Sauk County, Wisconsin is hereby approved by the Plan Commission.

<p> _____ Mayor</p> <p> _____ City Engineer</p>	<p>5/24/2022 _____ Date</p> <p>5-24-22 _____ Date</p>
---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------

I **HEREBY** certify that the foregoing is a copy of a Resolution adopted by the Plan Commission of the **City of Baraboo**, Wisconsin, this 25 day of May, 2022.

<p> _____ City Clerk</p>	<p>5/25/22 _____ Date</p>
---------------------------------------------------------------------------------------------------------------------	-----------------------------------

CLIENT/OWNER: CITY OF BARABOO
101 SOUTH BOULEVARD
BARABOO, WI 53913

VOL 44

Pg 7161.C